

# **EXHIBIT “C”**



LGOTTLIB

# EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

 DATE (MM/DD/YYYY)  
 9/15/2022

THIS EVIDENCE OF COMMERCIAL PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

PRODUCER NAME, CONTACT PERSON AND ADDRESS Stellar Insurance Brokerage Inc 1273 46th St Suite 107 Brooklyn, NY 11219		PHONE (A/C, No, Ext): (718) 689-5600		COMPANY NAME AND ADDRESS Landmark American Insurance Company		NAIC NO:	
Contact name:		FAX (A/C, No): (718) 689-5601		E-MAIL ADDRESS: info@stellarib.com		IF MULTIPLE COMPANIES, COMPLETE SEPARATE FORM FOR EACH	
CODE:		SUB CODE:		POLICY TYPE Commercial Property			
AGENCY CUSTOMER ID #: 425MARC-01		LOAN NUMBER		POLICY NUMBER LHD927054			
NAMED INSURED AND ADDRESS 425 Marcy Ave LLC 4013 13th Ave 2nd Floor Brooklyn, NY 11218		EFFECTIVE DATE 9/15/2022		EXPIRATION DATE 9/15/2023		<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED	
ADDITIONAL NAMED INSURED(S)		THIS REPLACES PRIOR EVIDENCE DATED: 03/21/2022					

## PROPERTY INFORMATION (ACORD 101 may be attached if more space is required) ☒ BUILDING OR ☒ BUSINESS PERSONAL PROPERTY

LOCATION / DESCRIPTION  
 Loc # 1, Bldg # 1, 415-425 Marcy Ave, Brooklyn, NY 11216, Vacant Building

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION		PERILS INSURED	BASIC	BROAD	<input checked="" type="checkbox"/> SPECIAL	
COMMERCIAL PROPERTY COVERAGE AMOUNT OF INSURANCE: \$ 12,208,922		DED: 25,000				
		YES	NO	N/A		
<input type="checkbox"/> BUSINESS INCOME	<input type="checkbox"/> RENTAL VALUE		<input checked="" type="checkbox"/>		If YES, LIMIT: Actual Loss Sustained; # of months:	
BLANKET COVERAGE			<input checked="" type="checkbox"/>		If YES, indicate value(s) reported on property identified above: \$	
TERRORISM COVERAGE			<input checked="" type="checkbox"/>		Attach Disclosure Notice / DEC	
IS THERE A TERRORISM-SPECIFIC EXCLUSION?			<input checked="" type="checkbox"/>			
IS DOMESTIC TERRORISM EXCLUDED?			<input checked="" type="checkbox"/>			
LIMITED FUNGUS COVERAGE			<input checked="" type="checkbox"/>		If YES, LIMIT: DED:	
FUNGUS EXCLUSION (If "YES", specify organization's form used)						
REPLACEMENT COST		<input checked="" type="checkbox"/>				
AGREED VALUE			<input checked="" type="checkbox"/>			
COINSURANCE			<input checked="" type="checkbox"/>		If YES, %	
EQUIPMENT BREAKDOWN (If Applicable)			<input checked="" type="checkbox"/>		If YES, LIMIT: DED:	
ORDINANCE OR LAW - Coverage for loss to undamaged portion of bldg			<input checked="" type="checkbox"/>		If YES, LIMIT: DED:	
- Demolition Costs			<input checked="" type="checkbox"/>		If YES, LIMIT: DED:	
- Incr. Cost of Construction			<input checked="" type="checkbox"/>		If YES, LIMIT: DED:	
EARTH MOVEMENT (If Applicable)			<input checked="" type="checkbox"/>		If YES, LIMIT: DED:	
FLOOD (If Applicable)			<input checked="" type="checkbox"/>		If YES, LIMIT: DED:	
WIND / HAIL INCL <input type="checkbox"/> YES <input type="checkbox"/> NO Subject to Different Provisions:					If YES, LIMIT: DED:	
NAMED STORM INCL <input type="checkbox"/> YES <input type="checkbox"/> NO Subject to Different Provisions:					If YES, LIMIT: DED:	
PERMISSION TO WAIVE SUBROGATION IN FAVOR OF MORTGAGE HOLDER PRIOR TO LOSS						

## CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

## ADDITIONAL INTEREST

<input type="checkbox"/> CONTRACT OF SALE <input checked="" type="checkbox"/> MORTGAGEE	LENDER'S LOSS PAYABLE <input checked="" type="checkbox"/> LOSS PAYEE	LENDER SERVICING AGENT NAME AND ADDRESS
NAME AND ADDRESS DW Commercial Real Estate, LLC, ISAOA 590 Madison Avenue, 13th Floor New York, NY 10022		AUTHORIZED REPRESENTATIVE

L

AGENCY CUSTOMER ID: 425MARC-01

LGOTTLIEB



LOC #: \_\_\_\_\_

**ADDITIONAL REMARKS SCHEDULE**Page 1 of 1

AGENCY <b>Stellar Insurance Brokerage Inc</b>		NAMED INSURED <b>425 Marcy Ave LLC 4013 13th Ave 2nd Floor Brooklyn, NY 11218</b>
POLICY NUMBER <b>LHD927054</b>		
CARRIER <b>Landmark American Insurance Company</b>	NAIC CODE	EFFECTIVE DATE: <b>09/15/2022</b>

**ADDITIONAL REMARKS**

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: ACORD 28 FORM TITLE: EVIDENCE OF COMMERCIAL PROPERTY INSURANCE**Special Conditions:**

\$12,208,922 scheduled as follows:

Building - \$11,158,922

Business Personal Property - \$1,050,000

**Warrants:**

Video Surveillance monitored by Central Station. Failure to maintain warranted condition shall result in the following Cause(s) of Loss being excluded: Fire, Theft, Vandalism

All pipes are fully drained or heat is continuously maintained above 55 degrees Fahrenheit during the entirety of the policy period. Failure to maintain warranted condition shall result in the following Cause(s) of Loss being excluded: Water Damage

All doors and windows are locked and secured or boarded. Failure to maintain warranted condition shall result in the following Cause(s) of Loss being excluded: Fire, Theft, Vandalism



425MARC-01

MWERTZBERGER

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/12/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER <b>Stellar Insurance Brokerage Inc</b> 4013 13th Ave Suite 301 Brooklyn, NY 11218	CONTACT NAME:	
	PHONE (A/C, No, Ext): <b>(718) 689-5600</b>	FAX (A/C, No): <b>(718) 689-5601</b>
	E-MAIL ADDRESS: <b>info@stellarib.com</b>	
	INSURER(S) AFFORDING COVERAGE	NAIC #
INSURED  <b>425 Marcy Ave LLC</b> <b>4013 13th Ave 2nd Floor</b> <b>Brooklyn, NY 11218</b>	INSURER A : <b>Northfield Insurance Company</b>	
	INSURER B : <b>Nautilus Insurance Company</b>	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

**COVERAGES** **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY	<input checked="" type="checkbox"/>		WS520938	7/6/2022	7/6/2023	EACH OCCURRENCE \$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
							MED EXP (Any one person) \$ 5,000
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG \$ 2,000,000
	OTHER:						
	<b>AUTOMOBILE LIABILITY</b>						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS						BODILY INJURY (Per person) \$
	<input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
B	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR	<input checked="" type="checkbox"/>		AN1264212	7/6/2022	7/6/2023	EACH OCCURRENCE \$ 5,000,000
	<input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE						AGGREGATE \$
	DED <input type="checkbox"/> RETENTION \$						\$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N <input type="checkbox"/> N/A						E L EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E L DISEASE - EA EMPLOYEE \$
							E L DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
 Certificate holder is listed as an additional insured. Lender & Loss Payee  
 30 days Notice of cancellation will be issued  
 Waiver of Subrogation and primary wording exists

<b>CERTIFICATE HOLDER</b>	<b>CANCELLATION</b>
DW Commercial Real Estate, LLC, ISAOA 590 Madison Avenue, 13th Floor New York, NY 10022	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 



Stellar Insurance Brokerage, Inc.  
4013 13th Ave Suite 301  
Brooklyn, NY 11218  
Phone: (718) 689-5600  
Fax: (718) 689-5601

**Received By:** Leah Gottlieb

**Received From:** 425 Marcy Ave LLC  
4013 13th Ave 2nd Floor  
Brooklyn, NY 11218

## Receipt For Payment # 2

Account Number	Date
425MARC-01	3/15/2023
Commercial General Liability	
Policy Number	
WS520938	
Effective Date	Expiration Date
7/6/2022	7/6/2023
Company	
RT Specialty, LLC - New York	
Amount Received:	\$33,698.47

This is to certify that we received payment from the above listed insured in the amount of \$33,698.47

# **EXHIBIT “D”**



LGOTTLIEB

## EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

DATE (MM/DD/YYYY)  
11/30/2023

THIS EVIDENCE OF COMMERCIAL PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

PRODUCER NAME, CONTACT PERSON AND ADDRESS Stellar Insurance Brokerage Inc 1273 46th St Suite 107 Brooklyn, NY 11219		PHONE (A/C, No, Ext): (718) 689-5600	COMPANY NAME AND ADDRESS Landmark American Insurance Company	NAIC NO: 33138
Contact name: Leah Gottlieb		IF MULTIPLE COMPANIES, COMPLETE SEPARATE FORM FOR EACH		
FAX (A/C, No): (718) 689-5601	E-MAIL ADDRESS: info@stellarib.com			
CODE:	SUB CODE:	POLICY TYPE Commercial Property		
AGENCY CUSTOMER ID #: 425MARC-01				
NAMED INSURED AND ADDRESS 425 Marcy Ave LLC 4013 13th Ave 2nd Floor Brooklyn, NY 11218		LOAN NUMBER	POLICY NUMBER LHD927054	
		EFFECTIVE DATE 9/15/2023	EXPIRATION DATE 9/15/2024	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
ADDITIONAL NAMED INSURED(S)		THIS REPLACES PRIOR EVIDENCE DATED:		

PROPERTY INFORMATION (ACORD 101 may be attached if more space is required) ☒ BUILDING OR ☒ BUSINESS PERSONAL PROPERTY

LOCATION / DESCRIPTION Loc # 1, Bldg # 1, 415-425 Marcy Ave, Brooklyn, NY 11216, Vacant Building
THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

## COVERAGE INFORMATION

PERILS INSURED

BASIC

BROAD

☒ SPECIAL

COMMERCIAL PROPERTY COVERAGE AMOUNT OF INSURANCE: \$ 12,208,922	DED: 25,000
<input type="checkbox"/> BUSINESS INCOME <input type="checkbox"/> RENTAL VALUE	YES NO N/A <input checked="" type="checkbox"/> If YES, LIMIT: Actual Loss Sustained; # of months:
BLANKET COVERAGE	<input checked="" type="checkbox"/> If YES, indicate value(s) reported on property identified above: \$
TERRORISM COVERAGE	<input checked="" type="checkbox"/> Attach Disclosure Notice / DEC
IS THERE A TERRORISM-SPECIFIC EXCLUSION?	<input checked="" type="checkbox"/>
IS DOMESTIC TERRORISM EXCLUDED?	<input checked="" type="checkbox"/>
LIMITED FUNGUS COVERAGE	<input checked="" type="checkbox"/> If YES, LIMIT: DED:
FUNGUS EXCLUSION (If "YES", specify organization's form used)	<input checked="" type="checkbox"/>
REPLACEMENT COST	<input checked="" type="checkbox"/>
AGREED VALUE	<input checked="" type="checkbox"/>
COINSURANCE	<input checked="" type="checkbox"/> If YES, %
EQUIPMENT BREAKDOWN (If Applicable)	<input checked="" type="checkbox"/> If YES, LIMIT: DED:
ORDINANCE OR LAW - Coverage for loss to undamaged portion of bldg	<input checked="" type="checkbox"/> If YES, LIMIT: DED:
- Demolition Costs	<input checked="" type="checkbox"/> If YES, LIMIT: DED:
- Incr. Cost of Construction	<input checked="" type="checkbox"/> If YES, LIMIT: DED:
EARTH MOVEMENT (If Applicable)	<input checked="" type="checkbox"/> If YES, LIMIT: DED:
FLOOD (If Applicable)	<input checked="" type="checkbox"/> If YES, LIMIT: DED:
WIND / HAIL INCL <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Subject to Different Provisions:	<input checked="" type="checkbox"/> If YES, LIMIT: DED:
NAMED STORM INCL <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Subject to Different Provisions:	<input checked="" type="checkbox"/> If YES, LIMIT: DED:
PERMISSION TO WAIVE SUBROGATION IN FAVOR OF MORTGAGE HOLDER PRIOR TO LOSS	<input checked="" type="checkbox"/>

## CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

## ADDITIONAL INTEREST

<input type="checkbox"/> CONTRACT OF SALE <input checked="" type="checkbox"/> MORTGAGEE	LENDER'S LOSS PAYABLE <input checked="" type="checkbox"/> LOSS PAYEE	LENDER SERVICING AGENT NAME AND ADDRESS
NAME AND ADDRESS DW Commercial Real Estate, LLC, ISAOA 590 Madison Avenue, 13th Floor New York, NY 10022		AUTHORIZED REPRESENTATIVE

ACORD 28 (2016/03)

© 2003-2015 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD

p

AGENCY CUSTOMER ID: 425MARC-01

LGOTTLIEB



LOC #: \_\_\_\_\_

**ADDITIONAL REMARKS SCHEDULE**Page 1 of 1

AGENCY <b>Stellar Insurance Brokerage Inc</b>		NAMED INSURED <b>425 Marcy Ave LLC 4013 13th Ave 2nd Floor Brooklyn, NY 11218</b>	
POLICY NUMBER <b>LHD927054</b>			
CARRIER <b>Landmark American Insurance Company</b>	NAIC CODE <b>33138</b>	EFFECTIVE DATE: <b>09/15/2023</b>	

**ADDITIONAL REMARKS**

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: ACORD 28 FORM TITLE: EVIDENCE OF COMMERCIAL PROPERTY INSURANCE**Special Conditions:**

\$12,208,922 scheduled as follows:

Building - \$11,158,922

Business Personal Property - \$1,050,000

**Warrants:**

Video Surveillance monitored by Central Station.

Failure to maintain warranted condition shall result in the following Cause(s) of Loss being excluded: Fire, Theft, Vandalism

All pipes are fully drained or heat is continuously maintained above 55 degrees Fahrenheit during the entirety of the policy period.

Failure to maintain warranted condition shall result in the following Cause(s) of Loss being excluded: Water Damage

All doors and windows are locked and secured or boarded.

Failure to maintain warranted condition shall result in the following Cause(s) of Loss being excluded: Fire, Theft, Vandalism





Stellar Insurance Brokerage, Inc.  
1273 46th St Suite 107  
Brooklyn, NY 11219  
Phone: (718) 689-5600  
Fax: (718) 689-5601

**Received By:** Leah Gottlieb

**Received From:** 425 Marcy Ave LLC  
4013 13th Ave 2nd Floor  
Brooklyn, NY 11218

<b>Receipt For Payment # 7</b>	
Account Number 425MARC-01	Date 11/30/2023
Commercial Property	
Policy Number LHD927054	
Effective Date 9/15/2023	Expiration Date 9/15/2024
Company Landmark American Insurance Company	
Amount Received: \$121,312.50	

This is to certify that we received payment from the above listed insured in the amount of \$121,312.50

# **EXHIBIT “E”**

Date	Amount Billed	Amount Paid
1/20/2023 Morrison Cohen	\$ 1,459.25	
1/27/2023 Isaac Nutovic	\$ 10,000.00	\$ 10,000.00
1/30/2023 Empire Fire Solutions	\$ 277.48	
2/16/2023 Morrison Cohen	\$ 4,759.53	
3/8/2023 Avrum J Rosen	\$ 25,000.00	\$ 25,000.00
3/28/2023 Cullen & Dykman LLP	\$ 5,000.00	\$ 5,000.00
6/23/2023 NYC	Access Required	
8/19/2023 Property Tax Bill	\$ 490,728.38	
9/15/2023 Renew Property Insurance	\$ 121,312.50	\$ 121,312.50
10/10/2023 Avrum J Rosen	\$ 11,000.00	\$ 11,000.00
11/8/2023 Cullen & Dykman LLP	\$ 2,211.99	\$ 2,211.99

F

# **EXHIBIT “F”**

3/27/23, 4:51 PM

Wire activity - chase.com



Printed from Chase Personal Online

Wire date	Status	Wire to	Transaction number	Transfer amount	Amount
Mar 28, 2023	Pending	Cullen and Dykman LLP	8006761216	\$5,000.00	\$5,000.00 USD

Wire to Cullen and Dykman LLP (.. [REDACTED])

Wire from TOTAL CHECKING (. [REDACTED])

Amount \$5,000.00 USD (U.S. Dollar)

Wire fee \$25.00 USD (U.S. Dollar)

Total \$5,025.00 USD (U.S. Dollar)

Wire date Mar 28, 2023

Status Pending

Status date Mar 27, 2023

Reference number Not applicable

Transaction number 8006761216

Message to recipient 425 Marcy Ave. LLC

Message to recipient bank None

Memo None

3/27/23, 4:51 PM

Wire activity - chase.com



Printed from Chase Personal Online

---

Wire date	Status	Wire to	Transaction number	Transfer amount	Amount
Mar 28, 2023	Pending	Cullen and Dykman LLP	8006761216	\$5,000.00	\$5,000.00 USD

---

Wire to Cullen and Dykman LLP (.. [REDACTED])

Wire from TOTAL CHECKING (. [REDACTED])

Amount \$5,000.00 USD (U.S. Dollar)

Wire fee \$25.00 USD (U.S. Dollar)

Total \$5,025.00 USD (U.S. Dollar)

Wire date Mar 28, 2023

Status Pending

Status date Mar 27, 2023

Reference number Not applicable

Transaction number 8006761216

Message to recipient 425 Marcy Ave. LLC

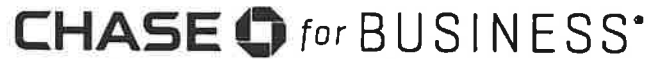
Message to recipient bank None

Memo None

---

11/27/23, 3:35 PM

Wire activity - chase.com



Printed from Chase for Business

Wire date	Status	Wire to	Transaction number	Transfer amount	Amount
Jan 27, 2023	Completed	Isaac nutovic	8004223883	\$10,000.00	\$10,000.00 USD

Wire to Isaac nutovic (.. [REDACTED])

Wire from PLAT BUS CHECKING (. [REDACTED])

Amount \$10,000.00 USD (U.S. Dollar)

Wire fee See analysis statement

Total \$10,000.00 USD (U.S. Dollar)

Wire date Jan 27, 2023

Status Completed

Status date Jan 27, 2023

Reference number 3168863027ES

Transaction number 8004223883

Message to recipient None

Message to recipient bank None

Memo retainer for 415 marcy

Submitted by Administrator

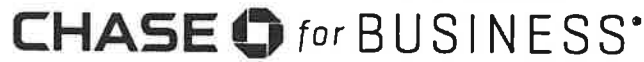
Submitted by date and timestamp 01/27/2023 08:27:56 AM ET

Last modified by Not Available

Modified by date and timestamp 01/27/2023 08:40:44 AM ET

11/27/23, 3:32 PM

Wire activity - chase.com



Printed from Chase for Business

Wire date	Status	Wire to	Transaction number	Transfer amount	Amount
Nov 8, 2023	Completed	Cullen And Dykman LLP	12000891456	\$2,211.99	\$2,211.99 USD

Wire to Cullen And Dykman LLP (.

Wire from PLAT BUS CHECKING (.

Amount \$2,211.99 USD (U.S. Dollar)

Wire fee See analysis statement

Total \$2,211.99 USD (U.S. Dollar)

Wire date Nov 8, 2023

Status Completed

Status date Nov 8, 2023

Reference number 3500583312ES

Transaction number 12000891456

Message to recipient 425 Marcy Ave LLC

Message to recipient bank None

Memo None

Submitted by Administrator

Submitted by date and timestamp 11/08/2023 04:02:15 PM ET

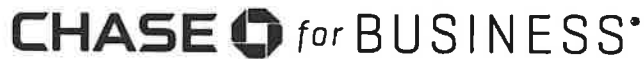
Last modified by Not Available

Modified by date and timestamp 11/08/2023 04:39:25 PM ET



11/27/23, 3:33 PM

Wire activity - chase.com



Printed from Chase for Business

Wire date	Status	Wire to	Transaction number	Transfer amount	Amount
Oct 10, 2023	Completed	avrum rosen	8015622344	\$11,000.00	\$11,000.00 USD

Wire to avrum rosen ([REDACTED])

Wire from PLAT BUS CHECKING ([REDACTED])

Amount \$11,000.00 USD (U.S. Dollar)

Wire fee See analysis statement

Total \$11,000.00 USD (U.S. Dollar)

Wire date Oct 10, 2023

Status Completed

Status date Oct 10, 2023

Reference number 1010B1QGC05C002881

Transaction number 8015622344

Message to recipient 415 marcy ave

Message to recipient bank None

Memo None

Submitted by Administrator

Submitted by date and timestamp 10/09/2023 10:44:41 PM ET

Last modified by Not Available

Modified by date and timestamp 10/10/2023 06:06:12 AM ET

3/8/23, 11:31 AM

Wire Confirmation



SIGNATURE BANK®

## Wire Confirmation

The wire transfer request below has been transmitted successfully.

Transmitted: 03/08/2023 11:31:29 am (ET)

Transmitted By: JLEIFER

Account	Template Name	Recipient Name	Amount	Currency	Effective Date	Confirmation Number	Approval Status
SUPREME EQUITIES LLC - [REDACTED]	Avrum J Rosen IOLA Account	Avrum J.Rosen, IOLA Account	25,000.00	USD	03/08/2023	3320825329	1 of 1 received

# EXHIBIT “G”

# EXHIBIT “H”



# Property Tax Bill

## Quarterly Statement

Activity through August 19, 2023



**Owner name:** 425 MARCY AVENUE LLC  
**Property address:** 415 MARCY AVE.  
**Borough, block & lot:** BROOKLYN (3), 02245, 0005

**Mailing address:**  
 425 MARCY AVENUE LLC  
 4013 13TH AVE.  
 BROOKLYN NY 11218-3501

Outstanding Charges	\$490,728.38
New Charges	\$0.00
<b>Amount Due</b>	<b>\$490,728.38</b>

*Please pay by October 2, 2023*



Citypay Payments - Property Taxes  
 Pay as a Guest  
 Pay by Credit Card or eCheck



NYCePay Payments - Property Taxes  
 User ID and Password Required  
 Pay by Wire or eCheck

PTS - LD  
 1400.01 - S2  
 40 - 1 - 2  
 52432

**PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON**

**Borough: 3 Block: 02245 Lot: 0005**

**Pay Today The Easy Way**  
[nyc.gov/payonline](https://nyc.gov/payonline)



Statement of Account  
 66 John Street  
 Room 104 Mailroom  
 New York, NY 10038

**ELECTRONIC SERVICE REQUESTED**



#890327823081901#  
 ## J8667-6.13-LW10-0030281 P002 T00076 \*\*\*\*\*SCH 5-DIGIT 11218  
 425 MARCY AVENUE LLC  
 4013 13TH AVE.  
 BROOKLYN, NY 11218-3501



**Amount Due: \$490,728.38**

*If you have a mortgage, see the Account Overview on page 2.*

**Amount Enclosed:**

**Make checks payable & mail payment to:**  
 NYC Department of Finance  
 P.O. Box 680  
 Newark NJ 07101-0680



8903278230819 01 3022450005 0000049072838 0000000556600 231002312024800

✍



# Invoice

Date	Invoice #
1/30/2023	12580

<b>Bill To:</b>
425 Marcy LLC

<b>Service Location:</b>
425 Marcy Avenue Brooklyn, NY 11206

P.O. Number

Quantity	Description	Price Each	Amount
13	Service Call Charge	85.99	85.99T
	Inspection Tag Renewal- FDNY Fee included	12.99	168.87T

We appreciate your business,

Please remit payment to:  
Empire Fire Solutions Inc.  
1361 40th Street  
Brooklyn NY 11218

Please note: To maintain our great service and reasonable prices we will have to apply a late fee of 3% For all invoices that are 60 days overdue.

<b>Subtotal</b>	\$254.86
<b>Sales Tax (8.875%)</b>	\$22.62
<b>Total</b>	\$277.48
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$277.48



Environmental  
Protection

## DEMAND FOR ACCESS NOTICE

### ACCESS REQUIRED TO PROPERTY:

Account Number: 1000305761001 Borough: 3 Block: 2245 Lot: 1  
Service Address: 419 MARCY AV BROOKLYN NY 11206  
Date of this Notice: June 23, 2023

Case ID: C001841723

10000662-000445 445 1 AB 0.504 T4 <>



415-425 MARCY AVENUE LLC  
4013 13TH AVE FL 2  
BROOKLYN NY 11218-3501



### YOUR RESPONSE REQUIRED AS FOLLOWS:

ACCESS MUST BE PROVIDED  
AND/OR FACILITATED BY  
July 8, 2023 TO AVOID A \$250  
ACCOUNT ADMINISTRATION  
FEE

Dear 415-425 MARCY AVENUE LLC,

The NYC Department of Environmental Protection (DEP) has been unable to reach you to schedule an appointment to gain access to inspect, repair and/or replace the water meter(s) and/or service line(s) at the above referenced Service Address. DEP has jurisdiction over water meters in New York City and according to regulations promulgated by the New York City Water Board, has the right to gain access as a condition of providing water and wastewater services.

It is very important that we gain access immediately. If you fail to respond to this DEMAND FOR ACCESS NOTICE by July 8, 2023, a \$250 Denial of Access Account Administration Fee will be imposed on the account noted above.

In addition, continued failure to provide access will subject each applicable service line(s) to **Attributed Consumption Charges**, which will result in you paying significantly higher water and wastewater rates for your service. DEP may also pursue any and all enforcement options available by property class, including but not limited to the inclusion of unpaid charges in a Lien Sale for failure to provide and/or facilitate access pursuant to New York City Water Board Regulation Number 3 – Denial of Access.

To avoid Denial of Access Charges, provide access by calling DEP at (718) 595-7000, Monday through Friday from 9:00 AM to 6:00 PM.

We appreciate your cooperation and prompt attention to this very important matter.

Sincerely,

Customer Services